

PLANNING COMMISSION REPORT



MEETING DATE: February 9, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Santa Catalina Temporary turnaround - 4-AB-2004**

REQUEST Request to consider the following:
1. Abandon portions of a temporary turn-around public right-of-way.
2. Reserve a drainage easement over a portion of the turn-around area.

Related Policies, References:
(31-LS-98, 68-LS-98, 12-PP-00)

OWNER Jack & Leslie Horner
Richard and Catherine Cottarel

APPLICANT CONTACT Richard and Catherine Cottarel
480-419-8419

LOCATION 7818 E Santa Catalina Dr

BACKGROUND

Background.

The subject turn-around rights-of-way were originally dedicated at the time of the lot split process. The turn-around areas were required because Santa Catalina Drive terminated at that location.

Context.

The subject right-of-way turn-around areas were appropriate when Santa Catalina Drive terminated prior to the Santa Catalina Estates subdivision plat. Once the Santa Catalina subdivision plat was approved and the street improvements extending Santa Catalina Drive to the west and south, the turn-around areas were no longer necessary. The Santa Catalina Estates subdivision was stipulated to remove the turn-around area improvements (asphalt).

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This request is to abandon the turn-around areas, as Santa Catalina Drive street improvements now continue to the west and south. Santa Catalina Drive now terminates within the Santa Catalina Estates subdivision.

- Abandon the right-of-way turn-around areas.
- 50-foot public right-of-way remains for the existing Santa Catalina Drive.
- Reserve a drainage easement over portions of the turn-around areas consistent with the existing drainage easements entering the turn-around areas.



Key Issues.

CITY IMPACT:

- The 50- foot remaining right-of-way is adequate for Santa Catalina Drive existing street improvements.
- Santa Catalina Estates removed the asphalt turn-around areas at the time of their subdivision construction.
- The reserved drainage easement provides connection to the existing drainage easements.

Community Impact.

Santa Catalina Drive now terminates with turn-around areas within the Santa Catalina Estates subdivision. This abandonment request has no affect on the street improvements as the asphalt turn-around areas were removed by the Santa Catalina Estates subdivision as required at the time they extended Santa Catalina Drive.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Community Involvement.

One property owner within the Santa Catalina subdivision, two lots west of the abandonment subject lot area objects to the abandonment request if it would contribute to the restriction of public access to the drainage easement on the subject north property.

The subject north property drainage easement is not a public access easement. The property owner is in the process of fencing this area to eliminate the trespassing over this private property. The fencing is not within the abandonment area, and is not contingent on the abandonment being approved.

The City Trails Master Plan shows the connection to the Rawhide Wash by way of Happy Valley Road to the north. No trail connection has been a requirement of the single- family lot development along the north and west side of a Santa Catalina Drive adjacent to the Rawhide Wash until the Santa Catalina Estates subdivision.

The Santa Catalina Estates subdivision, in a request for amended development standards, and as part of the justification for the granting of amended standards, assured a public trail connection to the Rawhide Wash between lots 5 and 6 of it's subdivision. A public trail easement is dedicated on the south property line of Lot 5.

STAFF
RECOMMENDATION

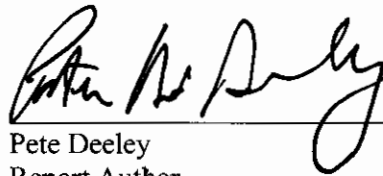
Recommended Approach:

Staff recommends approval, subject to the drainage easement reservation.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department

APPROVED BY

A handwritten signature in black ink, appearing to read "Pete Deeley", written over a horizontal line.

Pete Deeley
Report Author

A handwritten signature in black ink, appearing to read "Kurt Jones", written over a horizontal line.

Kurt Jones, AICP
Director, Current Planning

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
- 3A. Detail Aerial
4. Easements
5. Area Trails Plan
6. Correspondence
7. City Notification Map

CASE 4-AB-2004

Department Issues Checklist

Transportation

☒ Support- the remaining existing 50 feet right-of-way is sufficient for the requirement of Santa Catalina Drive within this area.

Trails

☒ Support- there is no public trail requirement over the subject roadway areas.

Adjacent Property Owner Notification

☒ Property owners within 300 feet have been contacted and one objection has been received as of the time of the writing of this report.

Public Utilities

☒ Support- letters from all affected utility companies are on file agreeing to the abandonment request.

Emergency/Municipal Services

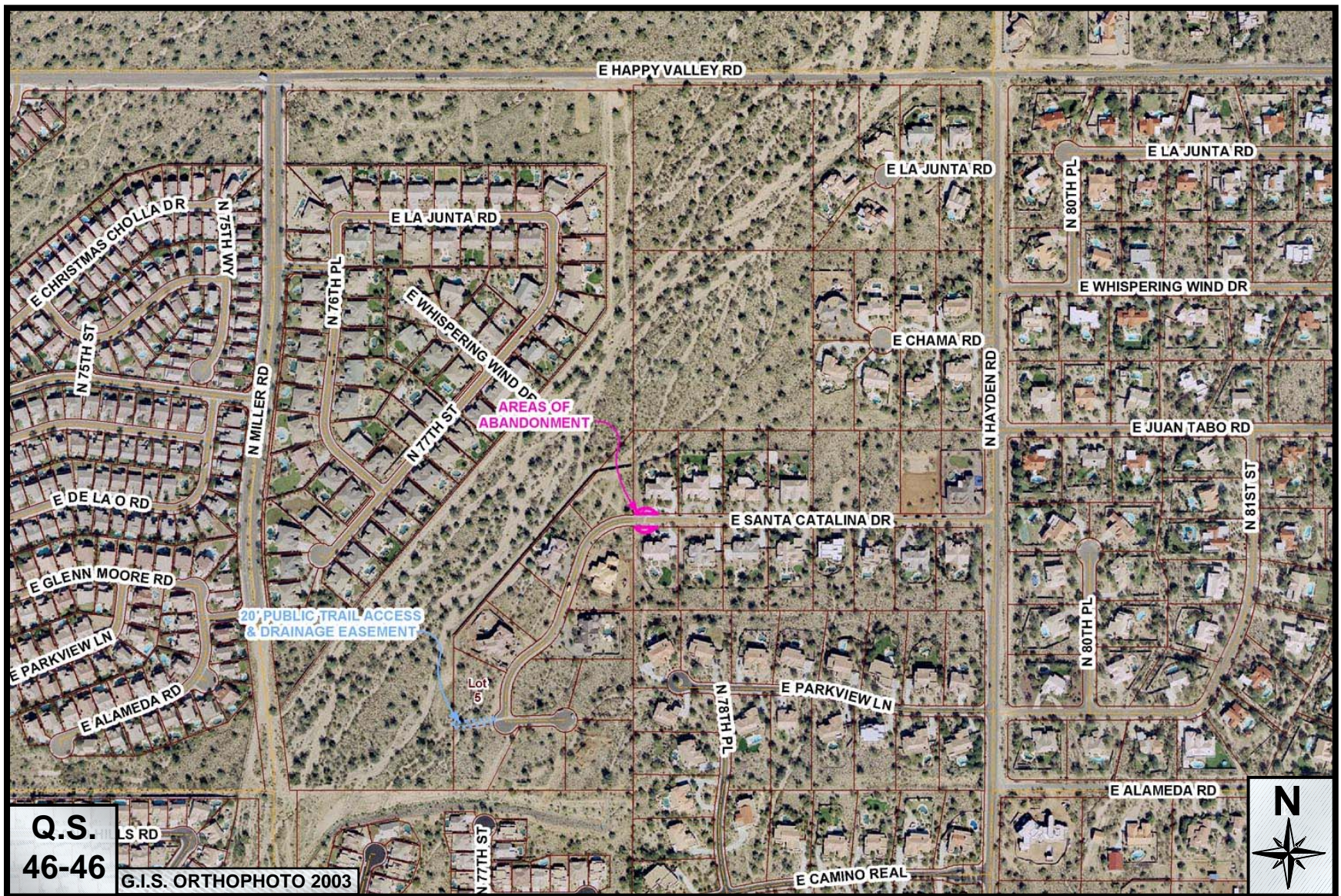
☒ Support- access is available without the subject turn-around right-of-way areas.

Water/Sewer Services

☒ Support- City Water Resources Department supports the abandonment.

Drainage

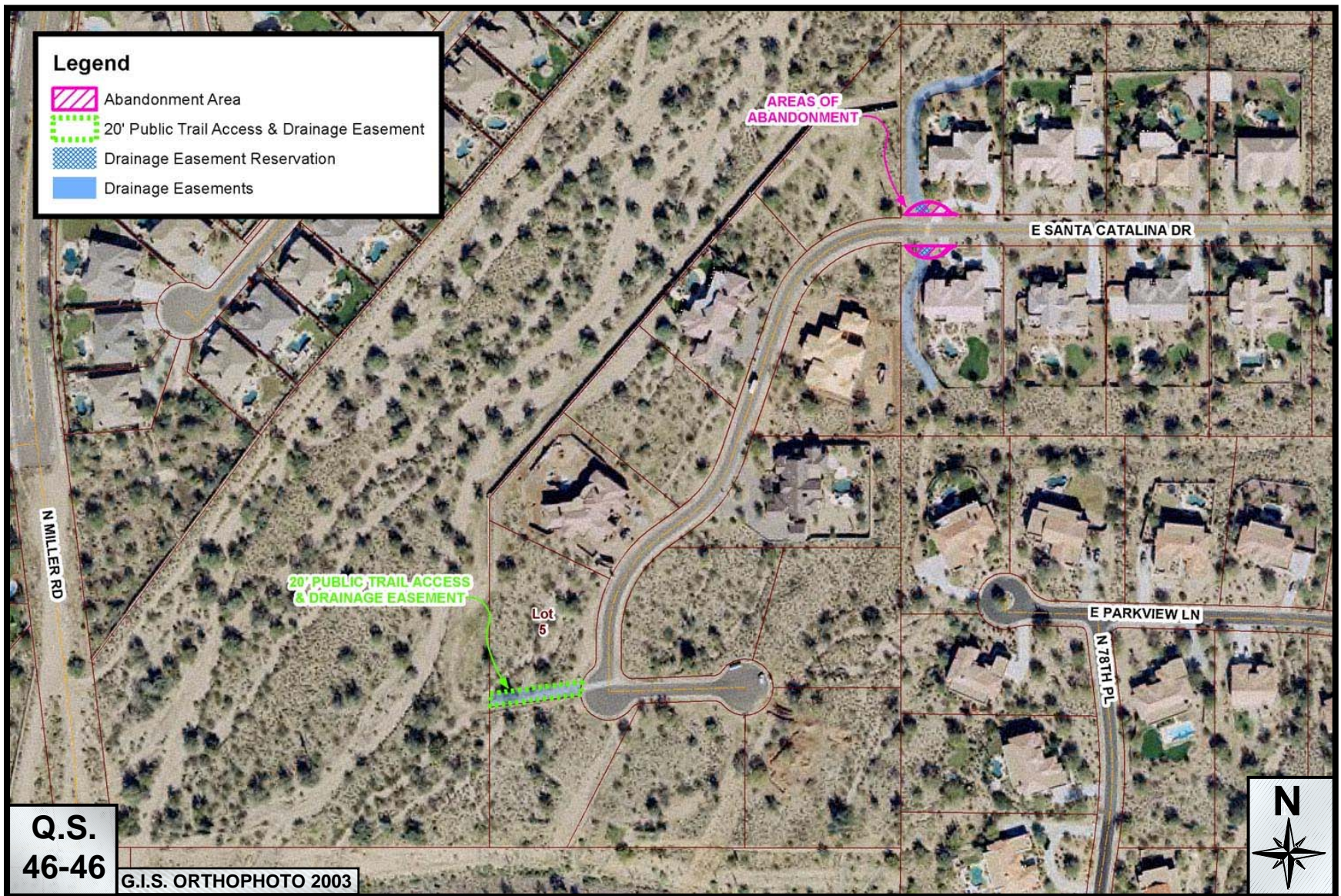
☒ Support- the reservation of a drainage easement across portions of the subject turn-around right-of-way areas will accommodate the drainage.



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ATTACHMENT #2



Santa Catalina Temporary Turnaround

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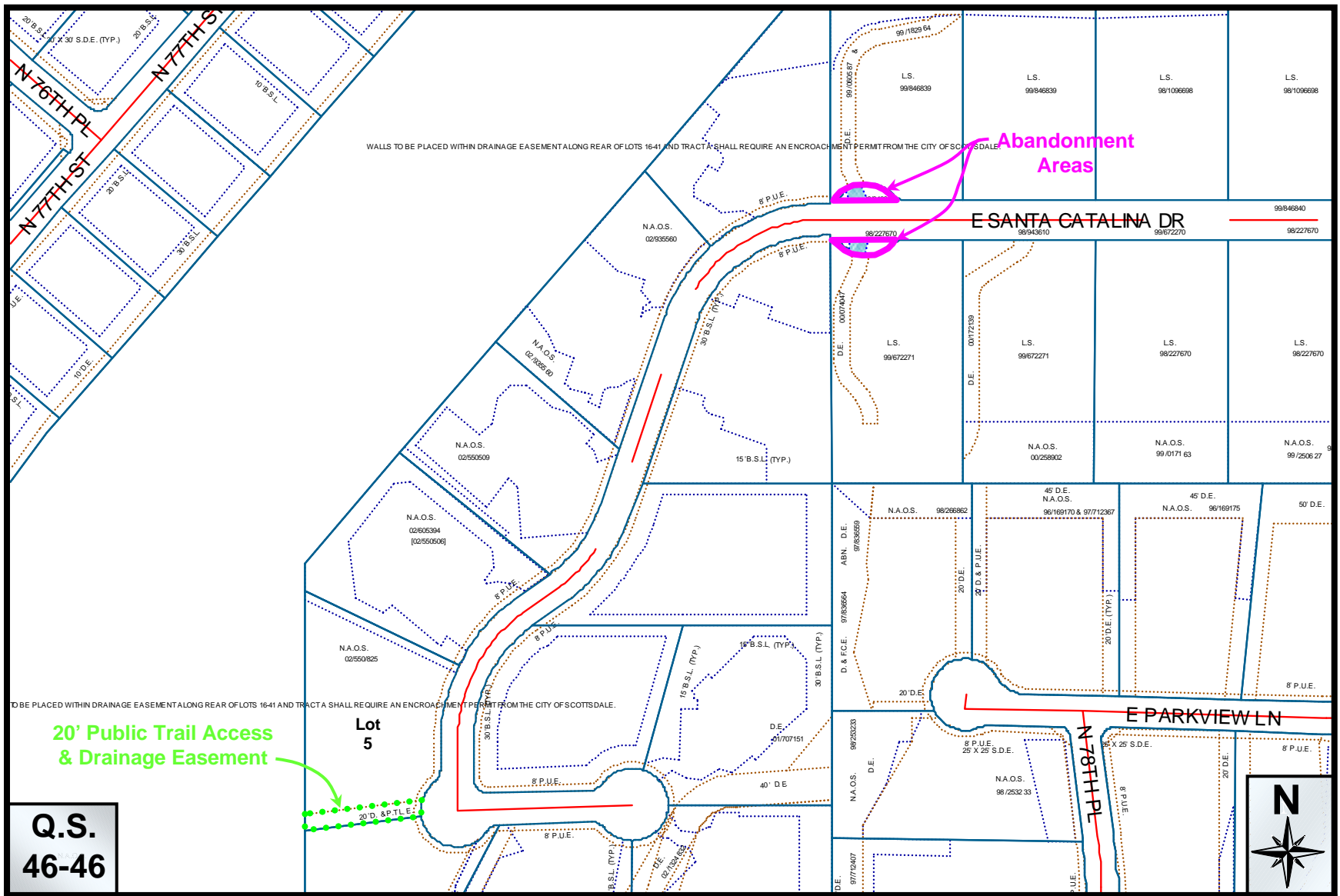
ATTACHMENT #3



Santa Catalina Temporary Turnaround

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ATTACHMENT #3A

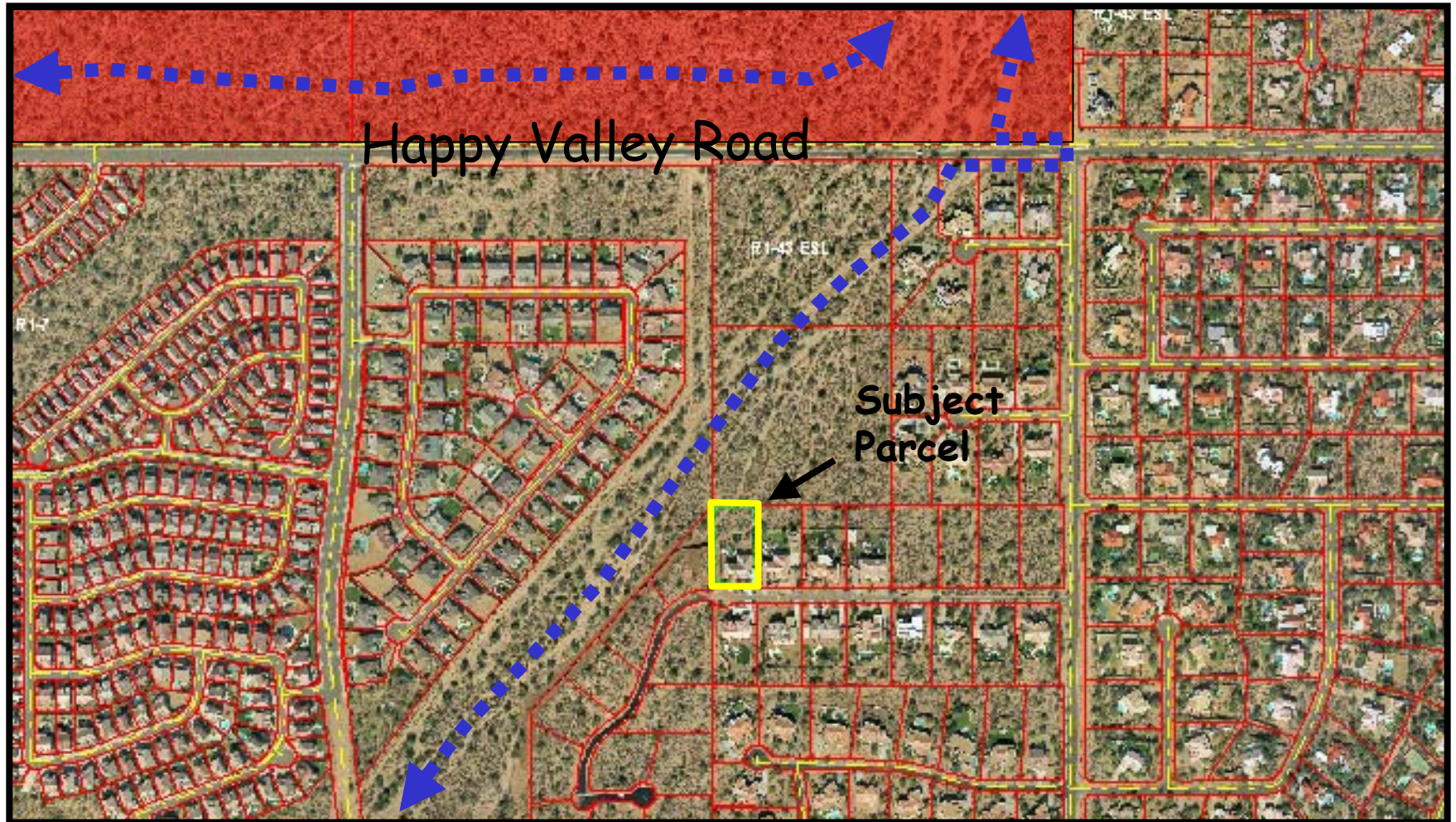


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**Easements
ATTACHMENT #4**

Public Trails in the area of Happy Valley and Hayden



- Public Unpaved Trails
- Land w/in Preserve Boundary

Not
to
Scale



4-AB-2004

Trails Plan
ATTACHMENT #5

McClay, Doris

From: RICHARD REHN [richardrehn@msn.com]

Sent: Monday, January 24, 2005 2:03 PM

To: dmccclay@scottsdaleaz.gov

Subject: case # 4-AB-2004

To whom it may concern,

My name is Deb Wheeler, I own the property at 7772 E Santa Catalina Dr. Scottsdale AZ 85255, two doors down from said rite of way. I am aware that a neighbor is building a large wall across what is a drainage wash for the desert. She has told us that this wash is her private property and that no rite of way exists. The wash in question crosses or street; Santa Catalina Dr. and is used by myself and our neighbors as access to the expansive Rawhide wash behind all of our homes. If the vacating of this access by the city would enable this neighbor to wall off the wash we would have no access to the Rawhide wash and its walking/hiking trails it affords all of the local residents.

Our vote is no on the subject of vacating this wash. Please do not allow her to wall over the wash and our access to the desert.

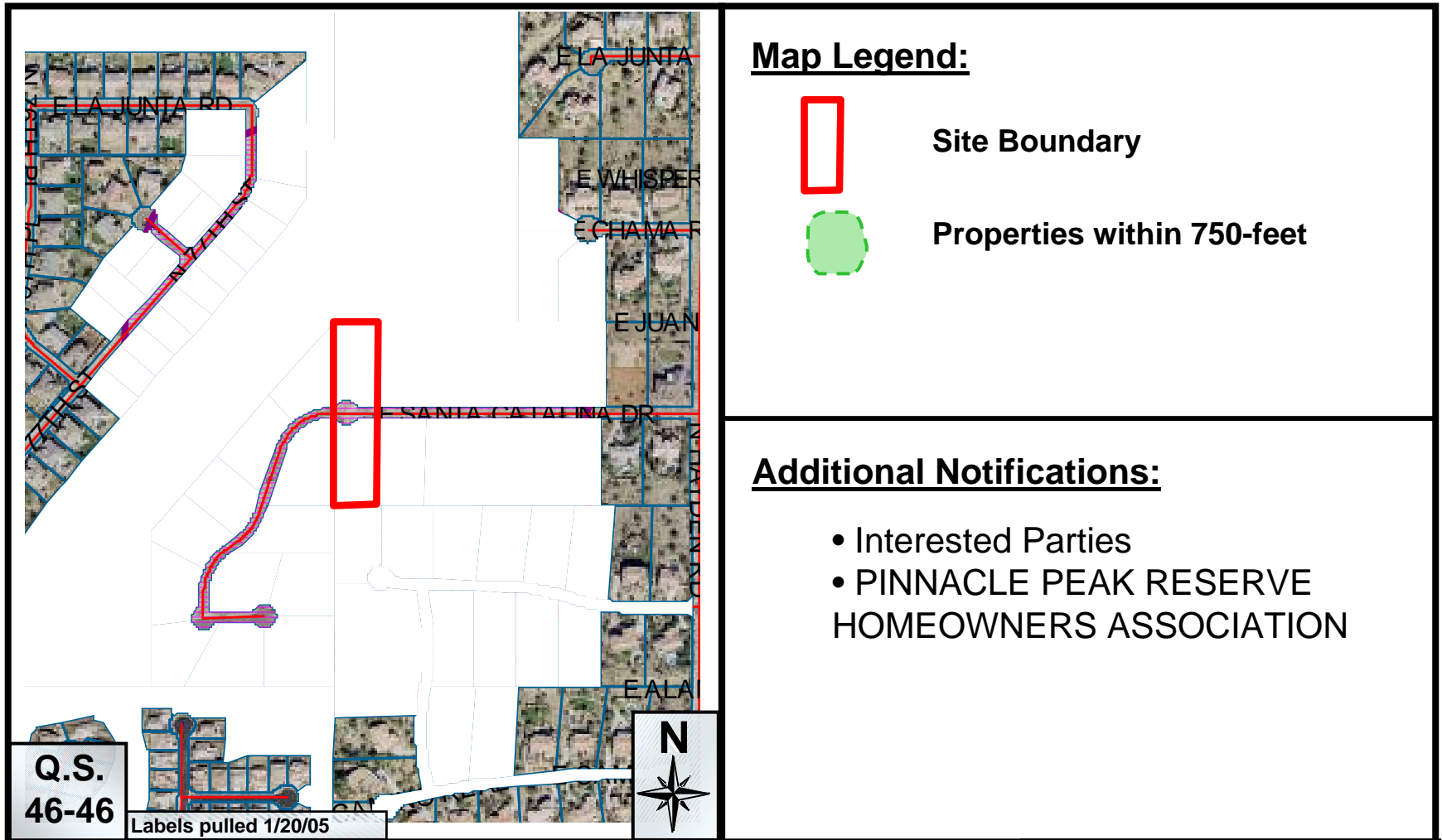
Thank You for your understanding on this matter.

Deb Wheeler
480-634-8646

ATTACHMENT #6

01/24/2005

City Notifications – Mailing List Selection Map



**Santa Catalina Temporary
turnaround**

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ATTACHMENT #7